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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1427 PAGE 167

MORTGAGE

THIS MORTGAGE is made this 28th day of March, 1978, between the Mortgagor, G. Larry Cox and Marilyn B. Cox (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-One Thousand Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1993;

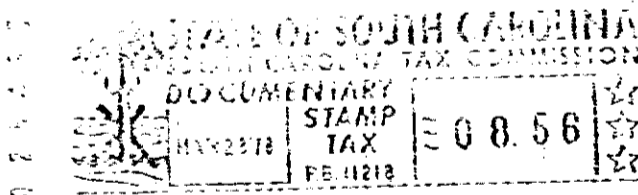
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon in Bates Township, Greenville County, State of South Carolina, near Travelers Rest, located on the east side of Loraine Drive, being known and designated as Lot No. 17 as shown on a revised map of Tracts 58, 59 and 60 of a subdivision known as Meadowbrook Farms, a plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book VV, Page 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Loraine Drive at the joint corner of Lots Nos. 16 and 17 and runs thence along the line of Lot No. 16, N. 77-42 E. 175 feet to an iron pin; thence, S. 12-18 E. 100 feet to an iron pin; thence along the line of Lot No. 18, S. 77-42 W. 175 feet to an iron pin on the east side of Loraine Drive; thence along Loraine Drive, N. 12-18 W. 100 feet to the point of BEGINNING.

The within property is conveyed subject to all easements, rights-of-way, protective covenants and zoning ordinances.

Derivation: Everard G. Brooks, Jr., and Linda H. Brooks, Deed Book 1076, page 59, recorded March 28, 1978.



which has the address of Loraine Drive Travelers Rest, South Carolina 29690 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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